



CITIZENS FOR A GREATER DOWNTOWN ST. LOUIS

*P.O. Box 1353 | St. Louis, MO 63188
Citizensforagreaterdowntown@gmail.com*

November 2, 2020

Mr. Edward Pohrer, Chair
Ms. Kelli McCrary, Executive Director
Downtown St. Louis Community Improvement District
211 N. Broadway, Suite 2830
St. Louis, MO 63102

Dear Mr. Pohrer and Ms. McCrary:

As you know, our group has not supported your proposal to renew the Downtown Community Improvement District (“CID”) under the terms described in the amended petition and related documents. However, we strongly agree with your belief that a CID is important to Downtown. Our differences relate more to the structure and activities of the organization than to the larger goal of maintaining an organization that allows property owners to work together for the betterment of Downtown.

It is apparent that you have not achieved your publicly stated goal of obtaining sufficient signed petitions by the end of October to forward to the Board of Aldermen to support an ordinance to renew the CID. Based on our numerous contacts with property owners we believe that it’s time to seriously consider the probability that you will not secure sufficient signatures in the foreseeable future, if ever. The previous CID authorization efforts have demonstrated that even in the best of times with no organized opposition, a healthy economy, and rising property values, it is extremely difficult to meet the signature thresholds required by statute. The diverse nature and large number of Downtown properties adds to the challenge of securing required support. Candidly, we do not believe that the existing CID can be renewed or authorized unless a proposal is put forward that we can all support and for which we can work together to meet the statutory requirements for approval.

As we have stated on many occasions, both orally and in writing, our strong preference is to come together with the current CID on a comprehensive proposal for a new or renewed CID. We would like to meet with you or your selected representatives at a mutually agreeable time to discuss a path forward that will meet our shared goals.

Directors: Les Serman | Arnold Stricker | Ken Aston | Tauriana Lyles-King | Zach McMichael | Matt O’Leary | Amos Harris | Jason Gifford | Earl Westfall | Louis Tallarini | Adam Briggs | Dan Pistor | Desiree Knapp | Valerie Hughes

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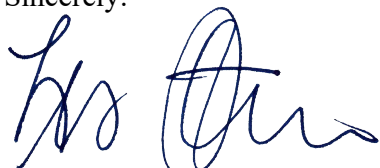
Your organization has been reluctant to meet with our group in the past, leading each of us to adopt more confrontational tactics to advance our position. We hope that with new leadership in place at the CID we can have a more productive discussion that will be conducive to achieving consensus on a petition and related formation documents for the CID.

The CID has had months to gather signatures to advance your proposal. Several self-imposed deadlines have now passed and the timeline that was widely circulated by the CID will not be met. It is time to recognize that this proposal will not likely receive sufficient support, and the “take it or leave it” claim that has been made in discussions with property owners is ultimately not helpful in making the case for a CID.

We sincerely hope that you will engage in cooperative discussions with our group and others to arrive at what we believe will be a better proposal for a future CID. If not, we are prepared to work on our own with the Downtown community on a comprehensive proposal to assure that property owners have an opportunity to consider an alternative to the petition that you have presented.

We are dedicated long-term property owners and investors in downtown. Most of us live downtown. We want nothing more than to be able to live, work, and invest in a vibrant and growing neighborhood. I know that you share that goal and I hope that you will favorably consider our request to work together toward achieving it.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Les Sterman', written in a cursive style.

Les Sterman, Chair

cc: CID Board of Directors
CGDSTL Directors